

Dear Applicant:
On July 7, 2025 the Hall County Planning Commission voted to approve, with conditions, the application of:

- 3024 Dale Road | Variance to section 6.2 | Gateway Corridor Overlay District | on a 36.906-acre tract located on the north side of Dale Road at its intersection with Candler Road | Zoned L-1 (GOC); Parcel 15025 000006 | Proposed Use: Outdoor storage with graded aggregate base (OAB) | Commission District 3 | Rochester | DCCM, applicant.
- Conditions:
- Phase 1 development of the property shall be identified and approved as follows: the property shall be used only for outdoor storage of shipping containers and transportation trailers. Shipping containers shall be stacked no higher than 1 unit tall with no more than 2 units per space. No other outdoor storage as described in the Unified Development Code of Hall County shall be allowed.
 - At the end of 48 months after the date of final approval by the Board of Commissioners, the approved uses of storage of shipping containers and transportation trailers shall expire.
 - The development shall allow two cuts on Candler Road, subject to GDOT approval. No driveway will be allowed on Dale Road.
 - The development of the property beyond Phase 1 shall not include any proposed uses not permitted based on the regulations of the Light Industrial zoning district and the Gateway Corridor Overlay District. Such uses shall only be authorized in accordance with the processes identified in the Unified Development Code, except as shown on the site plan and amended through final zoning conditions approved by the Board of Commissioners.
 - Building specifications shall be as follows for any phase beyond Phase 1 of the development:
 - Main Building shall be concrete tilt-up construction or steel frame construction with 3-sided brick similar to submitted photos with a maximum height of 55 feet.
 - The smaller building in the rear shall be steel frame construction with 3-sided brick or stone with the option of cementitious siding. The building may be one or two stories with a maximum height of 40 feet.

- There shall be a 50 foot undisturbed landscape buffer along the right-of-way of Dale Road, as shown on the site plan. The buffer will reduce to 25 feet where it intersects the Jackson EMC easement located on the development side of the easement. This standard shall apply to all phases of the development.
- There shall be a 100 foot undisturbed buffer along the southwestern property line. This standard shall apply to all phases of the development.
- Outdoor storage areas located within the Gateway Corridor as shown on the site plan, will be screened to Hall County buffer requirements along the roadway frontages. Outdoor storage areas located at the rear of buildings shall not require screening. This standard shall apply to all phases beyond Phase 1 of the development.
- The developer will utilize non-splill lighting on the site. This standard shall apply to all phases of the development.
- The developer will install an 8 foot tall white PVC fence along the frontage adjacent to Candler Road and Dale Road at the development side of the edge of the buffer specified in condition #1 above. All other fencing may be 6 foot tall vinyl-coated chain link fence with opaque slats or alternative fencing with the same degree of opacity. This standard shall apply to all phases of the development and in accordance with the approved concept plans.
- During construction of the site, the developer shall conduct any required blasting operations in accordance with all state and local ordinances. This standard shall apply to all phases of the development.
- To improve sight distance, the developer shall clear the corner of the site between the relocated Jackson EMC transmission line and Dale Road right-of-way.
- No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including but not limited to the Fire Marshal and Hall County Engineering. This standard shall apply to all phases of the development.
- All conditions of zoning shall be made a part of any plans or construction plans created for the property.
- Phase 1 development shall require storage areas to be paved with asphalt or concrete wherever these areas fall within 300 feet of the centerline of Candler Road. No gravel shall be permitted in these areas.
- The hours of operation shall be limited to 6:30 am to 7:00 pm Monday through Saturday.

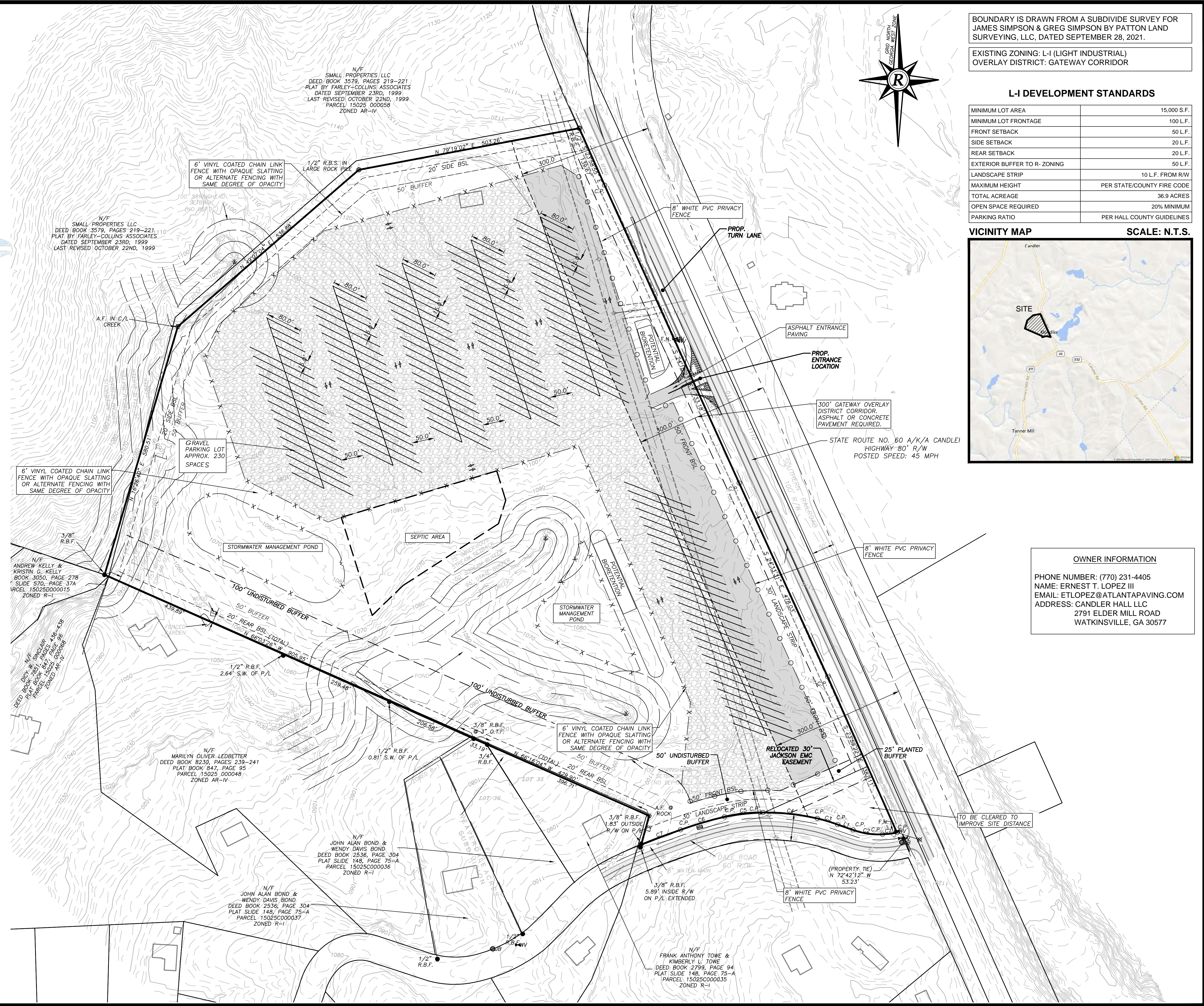
The Planning Commission's decision on this item will be the final action taken unless appealed. The Planning Commission's decision regarding the above request may be appealed to the Hall County Board of Commissioners by filing an application and appropriate appeal fee with the Hall County Planning Department within thirty (30) days of the date of the Planning Commission's decision notification.

If appealed, the above-referenced request will be heard by the Hall County Board of Commissioners at a public hearing on Thursday, August 14, 2025 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Please remember that removal of all Public Notice signs posted on the property is your responsibility and should be removed within five (5) working days following the Planning Commission's decision.

If you have any questions, please call this office.

Sincerely,
Beth Gammon
Director of Planning and Zoning



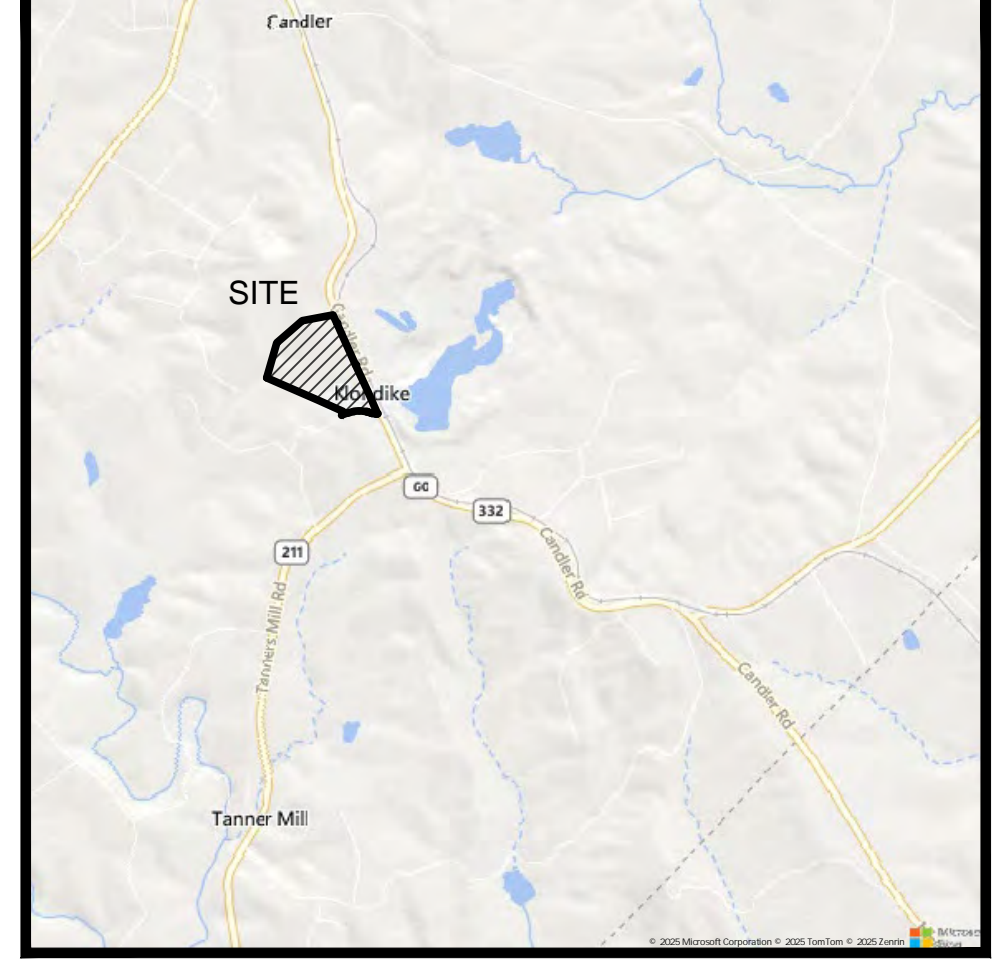
BOUNDARY IS DRAWN FROM A SUBDIVIDE SURVEY FOR JAMES SIMPSON & GREG SIMPSON BY PATTON LAND SURVEYING, LLC, DATED SEPTEMBER 28, 2021.

EXISTING ZONING: L-1 (LIGHT INDUSTRIAL)
OVERLAY DISTRICT: GATEWAY CORRIDOR

L-1 DEVELOPMENT STANDARDS

MINIMUM LOT AREA	15,000 S.F.
MINIMUM LOT FRONTAGE	100 L.F.
FRONT SETBACK	50 L.F.
SIDE SETBACK	20 L.F.
REAR SETBACK	20 L.F.
EXTERIOR BUFFER TO R-ZONING	50 L.F.
LANDSCAPE STRIP	10 L.F. FROM R/W
MAXIMUM HEIGHT	PER STATE/COUNTY FIRE CODE
TOTAL ACREAGE	36.9 ACRES
OPEN SPACE REQUIRED	20% MINIMUM
PARKING RATIO	PER HALL COUNTY GUIDELINES

VICINITY MAP SCALE: N.T.S.



OWNER INFORMATION

PHONE NUMBER: (770) 231-4405
NAME: ERNEST T. LOPEZ III
EMAIL: E.TLOPEZ@ATLANTAPAVING.COM
ADDRESS: CANDLER HALL LLC
2791 ELDER MILL ROAD
WATKINSVILLE, GA 30577

Rochester
DCCM
Rochester & Associates, LLC
425 Oak St. NW, Gainesville, GA 30601
770.718.0600 | rochester@dccm.com

REZONING PLAN FOR:
ATLANTA PAVING
CANDLER HWY PROPERTY
LOCATED IN
CANDLER, G.A.M.D. 1385
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THIS DRAWING WITHOUT THE WRITTEN APPROVAL OF ROCHESTER DCCM VOIDS THE SEAL SHOWN HEREON AND THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
0' 100' 200'

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SHEET
1
OF
1
DATE: 5/14/2025
SCALE: 1"=100'
JOB NO: 22ZPLANING-019
DRAWN BY: TCT